

**PLANNING COMMISSION  
COMMISSIONER'S HEARING ROOM, COUPEVILLE, WA  
SUMMARY MINUTES - MONDAY, SEPTEMBER 14, 2015**

	<i>Members Present</i>	<i>Members Absent</i>
<i>District 1</i>	<i>Val Hillers</i>	
	<i>Dean Enell – Vice Chair</i>	
		<i>Karen Krug</i>
<i>District 2</i>	<i>Jeffery Wallin– Chair</i>	
	<i>George Saul</i>	
	<i>Darin Hand</i>	
<i>District 3</i>		<i>Wayne Havens</i>
	<i>Beth Munson</i>	
	<i>Scott Yonkman</i>	

Meeting was called to order at 2:00 p.m. by Chair Wallin.

**ROLL CALL**

George Saul, Scott Yonkman, Dean Enell, Jeff Wallin, Darin Hand, Val Hillers, Beth Munson

**MINUTES**

May 11, 2015

*Commissioner Yonkman moved to approve the minutes, Commissioner Enell seconded, motion carried unanimously.*

July 27, 2015

*Commissioner Yonkman moved to approve the minutes, Commissioner Enell seconded, motion carried unanimously.*

Planning staff present: Dave Wechner – Director, Planning and Community Development, Brad Johnson – Long Range Planner

**ITEMS FROM THE PUBLIC**

*Tim Kangas, Freeland*

Mr. Kangas wanted to discuss Island County rural events. Another wedding took place Saturday, September 12, 2015 at 6085 McMaster Road, Freeland on the property owned by the people who knowingly and willingly violated numerous County Code restrictions and laws. He described the events that occurred in order to prepare for the wedding. Mr. Kangas found website information on the event and brought it to the attention of the County to find out if they had a valid permitted event. The County did not show a permit for the event. He notified the Sheriff's office of the occurrence and left the Island for the day. The event continued past 10:00 p.m.; at 10:45 he asked the shuttle bus driver to tone it down. He senses the Planning Commission as a body condones events with the justification that it may possibly be good for the economy. The property is owned by an LLC which keeps changing. He stated the bride's name appeared in the LLC and is then considered a private party. Since the party is on private land there are no County fees, permits or requirements. He said if LLCs continue adding members who want to have an event claiming that it is a private event, Island County is never going to issue another event permit, nor will Island County economics be helped in the way it is advertised. Island County rural character and his quality of life will suffer; others have come to the County with the same story. The land use code update is not going to fix anything either.

Rural event problems must be fixed to protect the rights of all citizens. He will be bringing a proposal for Island County to use when evaluating, approving or rejecting all events in any and all land use zones in this County. The proposal will be based on existing County staff best practices, temporary event guidance, community survey input, focus group sessions and any other available proposed approaches for improving the review, permitting, conduct and code enforcement actions related to events conducted in Island County. He welcomes any suggestions he can incorporate them into his draft proposal. He discussed the submitted Comfort Winery proposal.

Commissioner Enell asked the location of the rural event center and how many people attended the event.

Mr. Kangas provided the address and stated the complaints are filed with the County office. He did not stay to calculate the number of attendees.

Commissioner Yonkman asked Dave Wechner if it is true, private events are not required to have permits.

Dave Wechner replied to Commissioner Yonkman that it depends upon the size of the event. He explained the difference between a private event and an advertised event. When the Board of County Commissioners (Board) passed that policy, staff's recommendation was not to get involved with private events that are by invitation.

Commissioner Saul commented he has property similar to Mr. Kangas and he applauded his patience.

Dave Wechner commented this topic has been before the Planning Commission and has heard other members of the public speak on this issue. It will be addressed in the Rural Land Use Policies. As Mr. Kangas has said, staff is aware of the McMaster Road property, they were initially in violation, were given a notice to get a Rural Events Permit. The permit was denied due to poor access on McMaster, the issue has not been resolved and they have not received an events permit.

Chair Wallin asked if the permit was not issued and they still had the event what action can be taken. He asked if the neighbors would contact the Sherriff.

Dave Wechner responded it is a land use policy enforcement action the Planning Department would have to take. He is not aware of a complaint about this particular event and once he receives the complaint he will follow up on it.

Commissioner Hillers stated there is a lot of work ahead of them as they move into that area of the Code.

Dave Wechner said there is work to be done about what the enforcement policies are and how responsive they can be. The current enforcement policies are not that effective and they can be improved.

*Allen Peyser, Langley*

He summarized the comment letter he submitted to the Planning Commission. He included a copy of the Revised Code of Washington (RCW) where there should be active participation by the public in any changes in plans or zoning. The surveys and meetings held are not considered as active participation, they are just informative meetings. His feeling is that there have been a

number of cases where active participation has taken place starting twenty three years ago. He discussed the Freeland Subarea Group that was run by a Commissioner appointed group. The Commissioners at the time assured the group that the Planning Department were only advisors, not in the line of authority and the plan was to be theirs. That is not how it turned out at the end but they appreciated it. He has heard the most senior planner in the Planning Department has only been on the Island for three years, they have no experience in seeing what the Island is capable of doing and the available local resources. He hopes some changes will be made in the planning process to involve active public participation as requested by RCW 36.70A.140.

Commissioner Enell asked Dave Wechner as the Planning Commission moves on to the proposed regulations with the UGA in Freeland, where is the Freeland Subarea Plan and is it something that will be considered or are they just looking at the UGA Policies.

Brad Johnson answered that the direction has not been to revise the Freeland Subarea Plan that was developed with all the extensive public input but to develop regulations to implement it. The public meetings, surveys and public participation around the topic have been focused on how to translate the plan and policies into regulations to guide development growth in Freeland.

Commissioner Enell said he agrees with Mr. Peyser a lot of work was put into the Freeland Subarea.

Dave Wechner said staff is following the Public Participation Plan as closely as possible. It is a condensed timeframe and staff would have liked more time to develop ideas in order to take advantage of the advertised meetings and the public's time.

Mr. Peyser said he would like more participation by the business owners on the zoning regulation. He thinks the sewer system will rise or fail on what comes out in the zoning regulations.

Commissioner Yonkman thanked Mr. Peyser for pointing out the importance of public participation. He encouraged him to tell the business owners and friends to be present at the Planning Commission meetings, their input is appreciated. It does seem that the timeframes they have to hear many things is very condensed but they would like to see more public participation.

## **NEW BUSINESS**

### **Public Hearing and deliberation on the Countywide Planning Policies.**

Brad Johnson informed the Planning Commission that the Hearing is to adopt the Final Countywide Planning Policies. He presented an overview of the process that began in 2012 in conjunction with the other County Municipalities. This would allow for coordination and avoid conflicts within the jurisdictions. Staff provided copies of the updated Countywide Planning Policies; changes are shown in underline strikethrough format. Most of the changes are in the sections dealing with the Buildable Lands Analysis Methodology or the policies guiding Urban Growth Area (UGA) modifications.

Commissioner Munson asked if there is an existing inventory, particularly with commercial growth in order to know whether there is a need or not.

Brad Johnson said it was factored into the Buildable Lands Analysis Methodology that was developed. There is a requirement in the Growth Management Act (GMA) that jurisdictions insure that each UGA have sufficient capacity for 20 years of employment and population

growth. In determining how much land would be needed for commercial and industrial use, ratios were developed that spoke to the anticipated amount of land required for each new resident.

Commissioner Munson asked if there was an inventory of the actual vertical improvements.

Brad Johnson responded staff does not have a building square footage total. There is a land total. The Assessor's database provides information and estimates of structures and lands.

Commissioner Munson said assessed value rather than just value should be included in the document. She also stated there are acronyms used in the document that are not defined.

Commissioner Munson asked if permitted lands are tracked for example a binding site plan that was not completed ten years ago.

Brad Johnson stated one of the key pieces of this process is an information gathering requirement. There is a requirement in the Policies that each jurisdiction track the number of building permits they issue, commercial square footage authorized annually and to differentiate between replacement structures and new structures or additions to structures. This will allow staff for the next periodic update to have a total of what has happened since the adoption of the Policies.

Commissioner Munson asked if it would include pending permits that were not completed once issued.

Brad Johnson said staff calculated that as vacant land in the definition for the Buildable Lands Analysis as parcels that have been created but have not yet been built or available inventory.

Commissioner Hiller discussed Rural Development 3.5 page 24, the use of *shall*, *will* and *should*. She knows the terminology means very certain things but wonders if there are points in which it should be *will* instead of *shall*.

Brad Johnson said this policy was added at the request of the Planning Commission during the initial adoption process. The idea of these policies is that they are perspective and look towards the future, not just for the current update but for every subsequent update. The policies are designed to be written in a neutral fashion, not from staff's perspective as if it is a policy that applies to everyone.

Commissioner Hillers commented on 3.77 there is an extra 8. She said 3.8 number 8 on the sixth line, the note *by the municipality* should say *responsible* instead of *responsibility*. The definitions in Appendix A number 8 and 9, if done alphabetically should be reversed. She stated there was a lot of effort by all the municipalities and feels good about the document.

Commissioner Yonkman shared the same sentiment as Commissioner Hillers. He asked Brad Johnson if the 14 meetings with the IWG seemed to be adequate.

Brad Johnson said those were just the staff level meetings, what is not identified are all the work sessions with the Planning Commission, the Board, the Council of Governments, and staff presentations to the other jurisdictions involved. The meetings held did seem sufficient enough.

Commissioner Yonkman said he noticed Langley and the Department of Commerce did not submit final comments and asked if that was unusual.

Brad Johnson said the Department of Commerce circulates policies internally for review with GMA requirements and other state agencies because they can potentially be impacted. They do not typically comment unless the other agencies raise a serious concern. There were informal conversations with the Department of Commerce staff and they were very supportive of what Island County is trying to accomplish and are ahead of some issues they have seen come up in other jurisdictions. The City of Oak Harbor and the Town of Coupeville passed resolutions in support of the policies. In conversation with the Director for the City of Langley, they did review the policies and elected to not take action since they did not have any comments or concerns.

Commissioner Yonkman asked if the City of Langley was engaged in the discussions.

Brad Johnson responded staff presented to the City of Langley the Countywide Planning Policies and were able to answer questions for them.

Commissioner Enell had the following comments:

- He read Section 3.4 page 20 and asked for clarification.
  - Brad Johnson said the GMA and interpreting court decisions have found that in sizing a UGA, it cannot be larger than necessary to account for twenty years of population and employment growth. They allow jurisdictions to account for what is called a reasonable market factor. The idea is that they cannot include exactly the right amount of land since no one can predict how much land is going to be required. The idea is to provide some cushion to provide for the unknowns. The City of Oak Harbor recommended that it be included in the methodology to avoid conflicts in the future. In terms of what the market factor used, in this case was to use the land to improvement value, staff did not assume that every single property that had less than a certain threshold would redevelop. He provided examples to explain market factor.
- Commissioner Enell read an excerpt from page 24 and asked where he would find the policies and regulations discussed on that page.
  - Brad Johnson said they have not been developed or adopted yet.
- He discussed page 15 item 6 the definition of rural development – He would like to see something to the effect that states that the County will examine how much growth is occurring in rural areas versus how much is occurring within the UGAs and make concrete policies to bring it in line with the goals of the GMA. He suggests verbiage in addition to the paragraph he read, *in addition Island County will take the appropriate action to ensure that growth percentages within rural versus GMA/city areas are both quantified and influenced by appropriate strategies to ensure that the appropriate GMA goals are accomplished.* He would hate to do another Comp Plan in five years and see that the rural growth is up 90% and the UGAs are at 20%. He would like to see some numbers and concrete steps to deal with that and do what the GMA says it should be.
  - Commissioner Hillers asked how that goal can be achieved.
  - Brad Johnson said the current policies do provide both the reporting requirements and the tools so the Buildable Lands Analysis Methodology and

the reporting requirements in the document would give totals of building permits and development authorized in each of the zones in the County.

- Further discussion on how achieving the objective of increasing the share of growth within the UGAs over the last cycle and how to change it in the future continued.
- Commissioner Enell read Page 21 Section 10-11, he said it seemed like they were on the track to cut the Holmes Harbor area out of the Freeland UGA and makes a lot of sense but seems that is not allowed.
  - Brad Johnson responded that there does seem to be some conflict. He thinks the Holmes Harbor area, prior to being included in the Freeland UGA was included in a RAID. RAIDs can have pre-existing infrastructure. He said he would take a further look at the language.
- Commissioner Enell said there is a lot of verbiage about providing infrastructure to a UGA. Then there is a situation like the Clinton RAID, he does not see where it is addressed to provide an infrastructure to make it a successful entity.
  - Brad Johnson responded that these policies relate to the relationship between incorporated jurisdictions and the County. What the County chooses to do with the RAIDs only becomes a concern if it affects another jurisdiction.
- Commissioner Enell stated there are two commercial RAIDs in the south end of the Island, Bayview and Clinton; they need some resources to fulfill the role of a commercial RAID.
  - Dave Wechner said it is County jurisdiction and as Brad Johnson stated the Countywide Planning Policies are primarily focusing on the coordination with existing municipalities.
- Commissioner Enell stated he did not see in the document where specified resources to be applied to commercial RAIDs.
  - Brad Johnson said the County is responsible for the UGA requirements and in most cases it would be for the municipalities to provide those services. If the County chooses language, it can be added to the Land Use Element of the Comprehensive Plan.
- Commissioner Enell said if they are going to achieve the objectives of the GMA they have to make the RAIDs functional units since they accommodate a lot of population.

### **PUBLIC COMMENT**

None

Dave Wechner said Brad Johnson will read the Planning Commission recommended changes into the record and a written copy of that will go the Secretary to amend the Findings of Fact to make specific reference to the changes they have made; changes will be reflected in the overall exhibit. The assigned GMA number is 11517 for the Countywide Planning Policies and will be reflected on the Findings of Fact in order to identify the correct document.

Brad Johnson has received the following recommendations from the Planning Commission. He will read through the recommendation and the proposed language. The Planning Commissioners can agree, disagree or propose changes and they will then be typed into the record.

- With respect to Appendix A, the Buildable Lands Analysis, the request was made by a member of the Planning Commission that the term assessed value be included in place value to clarify that the value in question is the value from the Island County Assessor's Office.

*Recommendation that the abbreviation or the assumption section of the document which begins on page 36 be amended to include a statement clarifying that when the term value is used in this document it shall mean the assessed value identified in the Island County Assessor's Database. Commissioner Yonkman moved to approve recommendation, seconded by Commissioner Enell, motion carried unanimously.*

- The next recommendation was made to include a definition for BOCC in the definitions section.

*Recommendation to amend the definition section of the Countywide Planning Policies to include a definition for Board of Island County Commissioners or BOCC. Commissioner Saul moved to approve recommendation, seconded by Commissioner Hillers, motion carried unanimously.*

- It was noted by a member of the Planning Commission that the numbering for Policy 3.7.8 may not be correct.

*The recommendation to ensure that the numbering sequence in Section 3.7 is correct specifically with respect to Policy 3.7.8. Commissioner Hillers moved to approve the recommendation, seconded by Commissioner Hand, motion carried unanimously.*

- It was noted by a member of the Planning Commission that the order of definitions in Appendix A is not alphabetical with respect to definition numbers 8 and 9.

*The recommendation to amend the definition section of Appendix A so that definitions 8 and 9 are reversed in order and appear in alphabetical order. Commissioner Hillers moved to approve the recommendation, seconded by Commissioner Yonkman, motion carried unanimously.*

- A member of the Planning Commission noted that a spelling error occurs in Policy 3.8.8 specifically the word responsibility should be revised to read responsible.

*The recommendation to change the word responsibility in Policy 3.8.8 to responsible. Commissioner Yonkman moved to approve recommendation, seconded by Commissioner Hillers, motion carried unanimously.*

- It was noted by a member of the Planning Commission with respect to proposed or study reductions in Urban Growth Areas (UGAs) that Policy 3.3.11 eliminate options for reducing UGAs when existing area built to urban densities that physically removed or distinct from the UGA itself specifically the Planning Commission member was referring to Holmes Harbor Sewer District and the Holmes Harbor Country Club development which is currently within the Freeland UGA but separated from the built up area of Freeland by an area of lower density development that does not necessarily meet the definition of urban density or development.

*The recommendation is to amend Policy 3.3.11 by deleting the period at the end of the current sentence adding a comma in its place and including the following statement, unless the area is physically separated from and not adjacent to existing urbanized areas and would otherwise qualify as a Rural Area of Intense Development (RAID). Commissioner Saul moved to approve the recommendation, seconded by Commissioner Hillers, motion carried unanimously.*

- A Planning Commissioner expressed concern that the policies related to shifting growth from rural areas to urban areas between each periodic update cycle were not specific enough. Staff's recommendation would be that the Planning Commission makes a decision about whether or not that is a significant policy change from the current document and whether or not such a change is warranted. Staff is not proposing a language fix. The Planning Commission needs to evaluate the language fix proposed by the Planning Commission member.

Commissioner Enell stated the suggestion was that the County quantify that growth which is occurring and state as a goal the redirection of that more aligned to the GMA goals. He read his recommendation into the record. *In addition Island County will take appropriate action to ensure the growth percentages within rural versus GMA/city areas are both quantified and influenced by appropriate strategies to ensure that appropriate GMA goals are accomplished.*

Commissioner Hillers stated she is not in favor of including the proposed language in.

Commissioner Munson also opposed the recommendation.

Commissioner Hillers stated they do not have a mechanism to push people who want to live in rural areas to not do that, if they choose to buy a piece of land that is already zoned for a house. She does not see the County being able to change that and she is not in favor of it.

Commissioner Enell restated the intent of his recommendation is to quantify in order to see what the percentages are.

Brad Johnson stated the document before the Planning Commission contains a reporting requirement and a Buildable Lands Analysis Methodology. During each periodic update cycle information about the relative percentages of growth in rural areas and urban growth areas would be available.

Commissioner Enell said his intent was to have the goals and policies to quantify that number and to discuss whether that is appropriate to address. He stated one of the most important things in the GMA law to prevent sprawl and to pushing people to areas with infrastructure. He said it is the most important thing in the GMA law and to totally ignore a measure which was so important back in 1998 when it was done and trying to address, to not even make it a part of what they are trying to do in this update to him is kind of missing the boat. He thinks the approach would be to make it more attractive to build up the GMAs in the cities and attract a different type of person other than a retired person which chooses to live on Whidbey Island, particularly on the south end. They need to get younger people there with families and is the only way he can see of doing it. If it is not quantified and put out there as a goal it is not going to happen.

Commissioner Munson asked Commissioner Enell if his proposal needs to go hand in hand with economic and job growth.



Commissioner Enell responded that is what his proposal is directed towards.

Commissioner Munson stated economic growth and job growth generates the increase of population.

Commissioner Enell said he is looking for the increased population that is tied to economic development. The type of economy which flourishes in the Puget Sound area is not hobby farms; it is more of the high tech type of space.

Commissioner Munson said she agrees but there is still the need for employers.

Commissioner Enell said there needs to be an environment where those employers might be attracted to move and where they can get people that can work for them.

Commissioner Saul asked staff if there is a requirement in the existing document that says more of the growth should go into the GMAs rather than the rural areas.

Brad Johnson responded the current Countywide Planning Policies, Policy 3.5.6 contains a policy which says the Municipalities and County have agreed that the percentage of growth occurring within UGAs should be increased. The County shall adopt planning policies and development regulations to achieve this objective. He said the goals of the GMA that Commissioner Enell is speaking to mandates that local governments take action to prevent sprawling uncoordinated development.

Commissioner Enell said that is what he is trying to get to. To quantify that situation so the action is taken otherwise it will not be.

Commissioner Yonkman asked Commissioner Enell to repeat his proposed language was.

Commissioner Enell read his recommendation.

Commissioner Saul asked Commissioner Enell if the language is trying to strengthen the policy.

Commissioner Enell responded he was taking the nebulous goal and giving it more concreteness.

Commissioner Saul said that part of what makes him responsive to Commissioner Enell's idea is the notion that if the percentage is not measured it does not change and if it is measured it changes because people pay attention to it. He agrees with the notion that it is going to call into play economic development because growth in a UGA will depend on it. The idea will put more focus on the economic development agenda. He likes the notion of solidifying or quantifying the goal aspect. If Commissioner Enell is trying to quantify a goal which will help drive more attention towards satisfying a goal, he is in favor of it.

Commissioner Enell said the economic development he has experienced in his lifetime in the Puget Sound area occurs through the high-tech/software related industries.

Commissioner Hillers said Section 3.11 discusses economic development.

Chair Wallin said the Planning Commission has established current population percentages in the Population Projections Report that was previously approved.

Commissioner Munson stated those percentages did not take into consideration labor participation ratios.

Brad Johnson commented staff did consider labor participation. The commercial and industrial land allocations were based on an employment to population ratio which has labor force participation elements. For Island County and all counties in Washington, he believes the Office of Financial Management or one of the other State agencies involved in economic indicators provides population to employment ratio and that is how staff arrived at that number. It was also based on employment security data. Staff was able to identify the average number of employees per land unit that differs based on the nature of the businesses in Island County. Those two factors together were used to arrive at a calculation of the number employees currently accommodated and the number of employees anticipated in the amount of employment land that would be needed.

Commissioner Munson asked Brad Johnson if there was a projection for increased labor participation.

Brad Johnson said they did not make an attempt to forecast changes in employment ratios over time. The greatest density of employment in Island County occurs is Oak Harbor and is associated with Naval Air Station Whidbey. That has its own implication that was dealt with separately in terms of base numbers which were added in separate because uniform military personnel are not included in the economic indicators.

Commissioner Hillers said to Commissioner Enell that it seems what he is recommending would go in Policy 3.11 and it seems like it is addressed there and is encouraged in the UGAs.

Commissioner Enell replied to Commissioner Hillers that unless it is quantified there will not be any movement in that direction. He said it is not only just about economic development, the GMA also says to preserve the open areas/space.

Brad Johnson wanted to bring up an item that is not specific to the conversation but is an issue that will soon be brought before the Planning Commission, the question of sizing for Island County's current UGAs. Some Planning Commissioners may recall when the process was started there was to be a discussion where a decision would be made for each UGA about whether to size it based on the status quo, in terms of the percentage of urban and rural growth; or to attempt to effectuate a shift over the course of the next planning period.

Chair Wallin said the discussion is headed to Section 3.5.6 where they will discuss the percentage of growth that has been established with the population growth and will be addressed when the goals are established for each UGA. His thought is that Commissioner Enell's recommendation would be discussed in that section.

*Commissioner Enell moved to pin the verbiage to end of the sentence in 3.5.6. Municipalities and the County have agreed the percentage of growth occurring within UGA should be increased. The County shall adopt Planning Policies and Development Regulation in order to achieve this objective. In addition, Island County will take appropriate action to ensure the growth percentages within the Rural versus UGA/City areas are both quantified and influenced by strategies to ensure that appropriate GMA goals are accomplished.*

Commissioner Saul asked Commissioner Enell if the verbiage is saying the same thing again or is it saying something different.

Commissioner Enell replied to Commissioner Saul that the important thing he is saying is to quantify and to state.

Commissioner Saul asked Commissioner Enell what is it that he is trying to quantify.

Commissioner Enell answered that he is trying to quantify the percentage of growth occurring within the rural areas compared to the percentage of growth occurring in the UGAs and the cities.

Commissioner Yonkman asked Commissioner Enell when that is happening; they need to put a number to it in order for it to make sense.

Commissioner Enell responded they have not looked at it in 5 years.

Brad Johnson said the population allocations were analyzed through this effort so the regional allocations paper that was developed in the population estimate established the current balance of population in urban versus rural areas and compared it to historic decades. The current Countywide Planning Policies set up a requirement that during each periodic update cycle the Planning Department and the municipalities within Island County conduct a Buildable Lands Analysis that would quantify the number of housing units and the amount of commercial and industrial land available for development in each jurisdiction and in each zoning designation. The monitoring and reporting requirements also require that they currently track the number of housing units permitted and constructed annually; the number of land divisions approved the size of the parcel divided the number of newer additional lots created through each division the gross and the density achieved within each division; the quantity of land use for public purposes within each division; the number of multi-family housing development projects; the number of units contained in each development gross; and the density and the square footage of commercial or industrial buildings permitted or constructed. All that would be based on parcel level data. For each periodic update cycle it would be possible for staff to more accurately calculate what is going on in urban versus rural areas.

Commissioner Enell said there is no numerical goal being achieved, debated and decided upon. The goal has been tracked forever but at some point they will need to make it happen and they can only make it happen if they know what the target is.

Commissioner Yonkman asked Commissioner Enell if he can establish a target. For example they believe 75% of the growth should be in the UGA and 25% in rural growth.

Commissioner Enell said they have to move towards establishing something like that and bring it to the attention and not just wait until the next GMA update.

Dave Wechner recommended to Chair Wallin that he recognize the discussion that has taken place in response to a motion. There is a motion on the floor and as yet no second.

*Commissioner Saul seconded the motion.*

Commissioner Saul agrees with the intent of what Commissioner Enell is asking for. He likes the quantification in general. He asked if 3.5 is entirely vague and does not have any substance.

Commissioner Yonkman said number 1 says all development outside UGA shall be consistent with County's definitions of rural character. Those definitions to him are very supportive of what Commissioner Enell is aiming for, the balance of economic development and all the rest. In principle, he supports what he is saying but he does not feel like they can put numbers to it.

Commissioner Hillers asked how people will be influenced to live in towns in order to get to the numbers proposed.

Commissioner Enell responded they have discussion upon it and come about a decision to change that number, arrive at a number and discuss how they make that happen. It does not have to be this forced thing that is mentioned.

Chair Wallin asked staff to clarify when the Planning Commission will discuss all the UGAs and establish the numbers or percentages.

Brad Johnson responded to Chair Wallin that when the UGA sizing is brought before the Planning Commission there will be an opportunity to discuss the UGAs to make a decision about whether or not the plan for future growth on the basis of the current percentage of urban and rural growth in that planning area or to increase it by a certain percentage.

Chair Wallin asked staff if there a guesstimate on the timeframe as to when it will be presented to the Planning Commission.

Brad Johnson responded that the decision would be brought before the Planning Commission and the Board this winter and the preliminary discussion will begin before then.

Chair Wallin stated it is his perception of Commissioner Enell's proposal is similar to what is in 3.5.6. and is just worded it in a different manner.

Brad Johnson said if the Planning Commission felt that a specific numerical standard should be included for example increase by ten percent annually the percentage of growth occurring within UGAs versus rural areas; it would need to be included here because the process that has been set forth currently would have that decision made outside the Countywide Planning Policies. They contain a general objective of increasing but by an undefined amount between each periodic update cycle which leads the decision up to the County each periodic update cycle about what percentage is appropriate. He understands Commissioner Enell's proposal is that the percentage be defined here so that each periodic update cycle the County is obligated to achieve that objective.

Commissioner Saul asked Commissioner Enell if he was looking for a specific number in the document.

Commissioner Enell responded he does not currently have that number and he does not think anyone present does. He would like the Planning Commission to arrive at that number. They need to look at where the growth has occurred and come up with that number and policy to make that number happen. Absent of making that a very specific quantified goal it is not going to happen. It was mentioned a while ago that the UGAs will come before the Planning Commission and propose the projected growth increases, which is not necessarily where it would come up.

Dave Wechner said the County policy direction could be highlighted in the Rural Land Element. The Countywide Planning Policies are essentially countywide coordination policies with other jurisdictions that is the primary focus and there is a statement that the County recognizes growth should be increasing in the UGAs. It is a general statement and reiteration of the GMA policies but the specifics Commissioner Enell is referring to would be appropriately addressed in the Rural Land Use Element.

Commissioner Hand asked staff for clarification that the point of not putting the proposed amendment into this particular document is that there are other things available that are more in line with Commissioner Enell's recommendation.

Dave Wechner answered Commissioner Hand's question that there is another place for Commissioner Enell's recommendation which is to achieve that balance that is more in line with the GMA's direction to lessen rural development, the intensity of rural development and have more intense residential and commercial development in urbanized areas.

Commissioner Enell asked Dave Wechner to explain that in the future they are going to focus more on the Rural Land Element but aren't these the goals for the Rural Element.

Brad Johnson replied to Commissioner Enell that the policies that dictate how jurisdictions work together, how UGAs expand, what uses are appropriate only to the extent that a use in a rural area might be a detriment to uses in urban areas. They deal specifically with coordination of activities between jurisdictions. He said the real question is whether or not they want to leave open discretion to the County in each periodic update cycle as to what percentage of increase should occur within each of the UGAs. Staff's advice would be that each of the UGAs and each of the planning areas have its own unique market characteristics that influence how easily growth could be increased. He would suggest for instance, the Oak Harbor UGA behaves much more like a traditional market, in that people move there to live in close proximity to their place of employment not seeking a particular lifestyle like living in a rural area. Policies there could be implemented that would more readily effectuate a shift in population growth as opposed to the Central or South Whidbey Planning Areas or Camano, where a larger percentage of the population moves there specifically seeking a rural lifestyle. As Commissioner Enell stated, the policies would have to reverse that and encourage people to move there seeking an urban lifestyle. That might be more difficult to achieve. For each planning area the best course of action might be to establish a unique target and method. He thinks a blanket target would not necessarily be reflective of the characteristics of each UGA in each planning area.

Commissioner Enell asked if they will have goals and policies like this specifically for the rural areas.

Brad Johnson responded that the Rural Element of the Comprehensive Plan has goals and policies in it and they will be open for discussion during the Comp Plan Update. Staff is currently conducting surveys and soon will be holding public meetings to gauge public opinion on what uses are appropriate in rural areas and presumably revisions to the goals and policies in that section.

Commissioner Enell asked if those would be more or less influential than these goals and policies.

Brad Johnson responded the relationship between Countywide Planning Policies and the Comprehensive Plan is that the Countywide Planning Policies establish a framework from which each jurisdiction develops their comprehensive plan. The County's Comprehensive Plan as well as the other Jurisdictions' Comprehensive Plans need to be consistent with the policies of this document.

*Commissioner Hillers called for the question, Commissioner Yonkman seconded, Commissioner Hand, Commissioner Hillers, Commissioner Munson, Commissioner Saul, Commissioner Wallin opposed; motion failed.*

Commissioner Munson mentioned that there are several terms and acronyms like PGA, LRS, UH, CPG, that are found in the document that are not listed in the definitions.

Brad Johnson said there are definitions both in the document and within the appendix. Appendix A contains its own definitions unique to the appendix.

Commissioner Hillers asked staff to do a search for anything that is an undefined acronym and add it to the document.

Brad Johnson replied that as he understands the recommendation from the Planning Commission is that prior to forwarding the document to the Board, the Countywide Planning Policies need to be reviewed to ensure that all acronyms are clearly defined.

Commissioner Munson asked if it would be done for just 1.3.

Dave Wechner clarified it would be done for 1.3 and the appendix.

*The recommendation: To review the Countywide Planning Policies and appendices to ensure that all acronyms are defined. Commissioner Hand moved to approve the recommendation, Commissioner Hillers seconded, motion carried unanimously.*

Chair Wallin closed the public testimony.

*Commissioner Hillers moved to approve the Countywide Planning Policies GMA 11517 as amended and approve the Findings of Fact with the change of instead of Exhibit X in page 2 and page 4 to insert GMA 11517, Commissioner Yonkman seconded, motion passed 6 to 1; Commissioner Enell opposed.*

*Commissioner Hand moved to adjourn, Commissioner Saul seconded, motion carried unanimously.*

Meeting adjourned at 4:03 p.m.

Respectfully submitted,

Virginia Shaddy